

UNOFFICIAL COPY



\*2106957061\*

Doc# 2106957061 Fee \$61.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2021 02:59 PM PG: 1 OF 6

**PREPARED BY:**

Robert J. Huguelet, Jr.  
10749 Winterset Dr.  
Orland Park, IL 60467

**MAIL TAX BILL TO:**

Lloyd Properties, LLC  
115 Hibernia Avenue  
Rockaway, NJ 07866

**MAIL RECORDED DEED TO:**

Robert J. Huguelet, Jr.  
10749 Winterset Dr.  
Orland Park, IL 60467

**QUIT CLAIM DEED – LIMITED LIABILITY COMPANY  
(ILLINOIS)**

THE GRANTOR, **ADMIRAL MANAGEMENT, LLC**, a New Jersey Limited Liability Company, created and existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager(s) of said Limited Liability Company, party of the first part, CONVEYS and QUIT CLAIMS to **LLOYD PROPERTIES, LLC**, an Illinois limited liability company, of 115 Hibernia Avenue, Rockaway, NJ 07866, GRANTEE, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) covenants, conditions and restrictions of record; (c) private, public and utility easements and roads and highways, if any.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager this 28<sup>th</sup> day of JANUARY, 2021.

**ADMIRAL MANAGEMENT, LLC,**  
a New Jersey Limited Liability Company

By David L. Merz  
David L. Merz, Manager

This transaction exempt under the provisions of paragraph (e) Section 31-45 of the Real Estate Transfer Tax Law.

David L. Merz

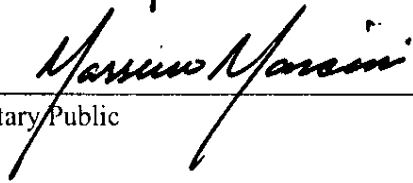
Date: JANUARY 28, 2021

# UNOFFICIAL COPY

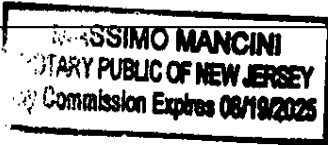
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID L. MERZ, personally known to me to be the Manager of ADMIRAL MANAGEMENT, LLC, a New Jersey Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Manager(s) of said Limited Liability Company, as the free and voluntary act of the Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



RAAdmiralQuit Claim Deed.docx

### REAL ESTATE TRANSFER TAX

10-Mar-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-35-203-008-0000 | 20210201646167 | 0-450-060-811

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## LEGAL DESCRIPTION

### PROPERTY 1:

LOT 30 IN HOMEWOOD GARDENS ESTATES, A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 24.75 FEET) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-008-0000

ADDRESS: 3371 W. 175<sup>th</sup> Street, Hazel Crest, IL 60429

### PROPERTY 2:

TRACT 31 IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 24.75 THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-009-0000

ADDRESS: 3331 W. 175<sup>th</sup> Street, Hazel Crest, IL 60429

### PROPERTY 3:

THE NORTH 1/2 OF TRACT 32 IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 24.75 FEET THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-022-0000

ADDRESS: 3325 W. 175<sup>th</sup> Street, Hazel Crest, IL 60429

### PROPERTY 4:

PARCEL 1: THE SOUTH 1/2 OF TRACT 32 IN HOMEWOOD GARDEN ESTATES BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 24.75 THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 TO AND FROM 175<sup>TH</sup> STREET OVER THE WEST 15 FEET OF THE NORTH 1/2 OF TRACT 32 IN HOMEWOOD GARDENS ESTATE AFORESAID FOR A PERIOD OF 50 YEARS FROM AUGUST 21, 1952 AS CREATED BY WARRANTY DEED FROM JACK L. WILLETTE AND VIRGINIA WILLETTE, HIS WIFE, TO WALTER J. RANDOLPH AND ELEANOR RANDOLPH, HIS WIFE, NOT DATED BY ACKNOWLEDGED AUGUST 21, 1952 AND RECORDED SEPTEMBER 22, 1952 AS DOCUMENT 15441261, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-023-0000

ADDRESS: 3327 W. 175<sup>th</sup> Street, Hazel Crest, IL 60429

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**PROPERTY 5:**

THE NORTH 1/2 OF THE NORTH 2/3 OF TRACT 33 IN HOMEWOOD GARDEN ESTATES, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT EAST 24.75 FEET THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-011-0000

ADDRESS: 3305 W. 175<sup>th</sup> Street, Hazel Crest, IL 60429

**PROPERTY 6:**

THE SOUTH ONE THIRD AND SOUTH 33 FEET OF THE NORTH TWO THIRDS AND THE SOUTH HALF OF THE NORTH TWO THIRDS EXCEPT THE SOUTH 33 FEET THEREOF OF TRACT 33 IN HOMEWOOD GARDEN ESTATES, A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 24.75 FEET THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-203-013-0000 and 28-35-203-012-0000

ADDRESS: 3340 176<sup>th</sup> Street, Hazel Crest, IL 60429

**PROPERTY 7:**

TRACT 15 IN HOMEWOOD GARDENS ESTATES, A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 24.75 FEET THEREOF) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-204-008-0000

ADDRESS: 3406 W. 177<sup>th</sup> Street, Hazel Crest, IL 60429

**PROPERTY 8:**

LOT 14 IN HOMEWOOD GARDENS ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 24.75 FEET THEREOF) IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-204-009-0000

ADDRESS: 3400 W. 177<sup>th</sup> Street, Hazel Crest, IL 60429

**PROPERTY 9:**

PARCEL 1: THE WEST 33.21 FEET OF THE SOUTH 198.93 FEET OF TRACT 12 AND THE SOUTH 198.93 FEET OF TRACT 13 IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 24.75 FEET THEREOF) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 33.21 FEET OF THE NORTH 198.93 FEET OF THE SOUTH 397.86 FEET OF TRACT 12 AND THE NORTH 198.93 FEET OF THE SOUTH 397.86 FEET OF TRACT 13 IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 24.75 FEET THEREOF) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-204-020-0000 and 28-35-204-023-0000

ADDRESS: 3350 W. 177<sup>th</sup> Street, Hazel Crest, IL 60429

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**PROPERTY 10:**

PARCEL 1: THE NORTH 1/2 OF TRACT 12 (EXCEPT THE WEST 33.21 FEET THEREOF) IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 33.21 FEET OF TRACT 12 (EXCEPT THE SOUTH 397.86 FEET THEREOF) AND TRACT 13 (EXCEPT THE SOUTH 397.86 FEET THEREOF) IN HOMEWOOD GARDEN ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-35-204-022-0000 (Parcel 1) 3341 176<sup>th</sup> Street, Hazel Crest, IL 60429  
28-35-204-024-0000 (Parcel 2) 3331 176<sup>th</sup> Street, Hazel Crest, IL 60429

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-28, 2021.

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said

this 28<sup>th</sup> day of February, 2021.



Heather Marie Johnson  
Notary Public

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-28-21, 2021.

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said

this 28<sup>th</sup> day of February, 2021.



Heather Marie Johnson  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).